

65 Margaret Street London W1W 8SP T +44 (0)20 7478 4300 W leslieperkins.co.uk

MANCHESTER 25 KING STREET

LEASE FOR SALE

LOCATION

The shop is located in the central pedestrianised section of King Street close to the arcade entrance connecting with St Ann's Square. Neighbouring retailers include Neals Yard Remedies, The White Company, Jigsaw, Watches of Switzerland, Mint Velvet, Bravissimo and Tm Lewin - see street plan.

ACCOMMODATION

The premises comprises the entire building on ground to third floor providing the following floor areas:-

Ground floor sales	773 sq.ft	71.8sq.m
1 st floor	447 sq.ft	41.5sq.m
2 nd floor	455 sq ft	42.3 sq m
3 rd floor	435 sq.ft	40.4 sq.m

LEASE

The property is held on a full repairing and insuring lease for a term expiring 23^{rd} October 2020. The current passing rent is £122,500 p.a. without further review.

TERMS

Offers invited. Incentives available.

RATES

We understand the property is currently assessed for rates as follows:-

Rateable Value£65,000.00Rates Payable£48,830.00**reducing annually with transition / phasingEstimate 2018£42,300.00Estimate 2019£34,500.00

LEGAL COSTS

Each party to be responsible for their own legal costs incurred.

ENERGY PERFORMANCE CERTIFICATE

Certificate available on request.

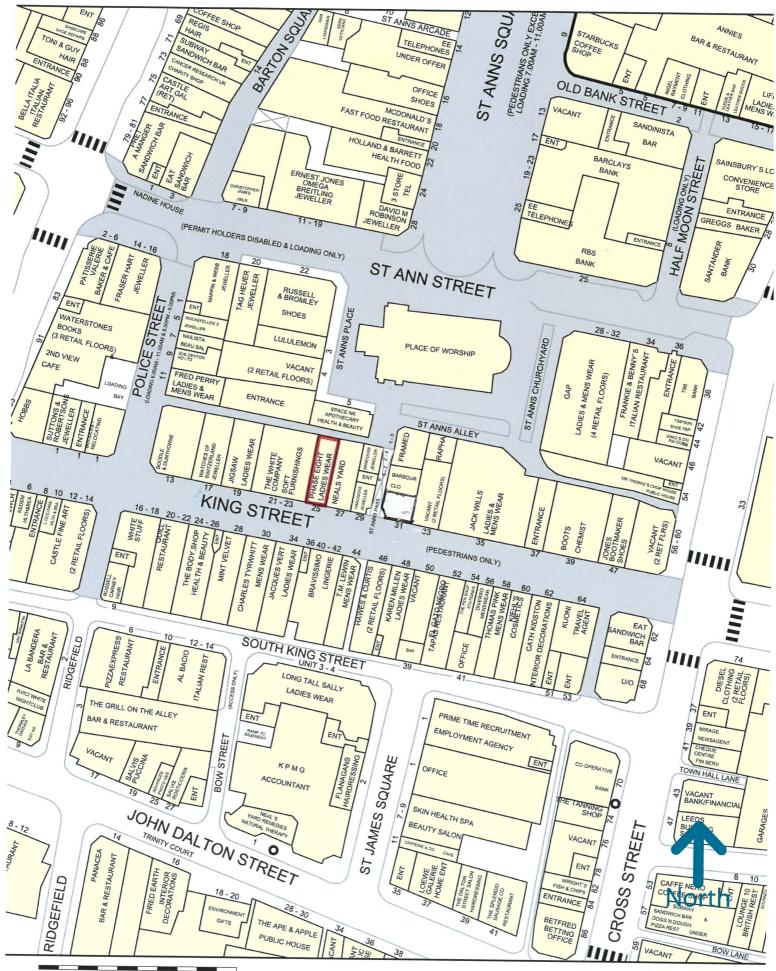


VIEWING

Staff unaware – Viewing strictly by appointment only via:-

Guy Maude

Tel: 020 7478 4307 Email: guym@leslieperkins.co.uk



50 metres



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Experian Goad Plan Created: 16/06/2016 Created By: Lambert Smith Hamptor

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